

September 20, 2018

NOTICE OF MEETING
OF THE
PORT COMMISSION
OF THE
PORT OF HOUSTON AUTHORITY

In accordance with the official practice of the Port Commission of the Port of Houston Authority, there is attached hereto a copy of the Agenda of the regular meeting to be held on September 25, 2018. The Port Commission will meet at 9:00 a.m., or thereafter, at the Port of Houston Authority Executive Office Building, Fourth Floor Boardroom, 111 East Loop North, Houston, Texas 77029, with the Executive Session convening following the adjournment of the Public Session and the Public Session reconvening following the adjournment of the Executive Session, to consider any items from the Executive Session that may require action and conduct any further business.

PORT OF HOUSTON AUTHORITY
of
HARRIS COUNTY, TEXAS



SECRETARY



Tuesday, September 25, 2018
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

9:00 a.m.
111 East Loop North
Houston, TX 77029
Fourth Floor Boardroom

A. CALL TO ORDER

B. CHAIRMAN'S REMARKS

1. Governance, legislative, policy, and operational matters

C. APPROVAL OF MINUTES

1. Port Commission Public Meeting - June 26, 2018
2. Port Commission Public Meeting - July 31, 2018
3. Special Port Commission Public Meeting - July 31, 2018

D. PORT COMMISSION COMMITTEE UPDATES

1. Pension and Benefits Meeting - September 18, 2018

E. APPEARANCES

1. Public Comment

F. STAFF REPORTS

1. Summary of selected financial and operational matters - Roger Guenther, Executive Director

G. EXECUTIVE

Awards, Amendments & Change Orders

1. Renew the Port Authority's corporate membership in the American Association of Port Authorities, authorize the Executive Director and the Chief Operating Officer, as alternate, to represent the Port Authority at the annual American Association of Port Authorities conferences, and pay fiscal 2018-2019 dues in the amount of \$82,434.

H. COMMERCIAL

Awards, Amendments & Change Orders

1. Approve a two-year and three-month contract with Flensburg and Associates GmbH for trade development activities on behalf of the Port Authority in Europe, the Mediterranean, and selected countries in Africa and the Middle East in an amount not to exceed \$281,250.

Leases

2. Approve an Agreement for Permit for Use and Occupancy of Public Street Right-of-Way with the City of Houston for five existing crossings under City of Houston street rights-of-way to accommodate dredge pipelines, in an amount not to exceed \$20,000 for a thirty-year period.
3. Approve a ten-year lease agreement with the United States Department of Agriculture for approximately 1,345 square feet of office space within the old Gate Services Building at the Bayport Container Terminal effective no earlier than November 1, 2018, at an annual rental of \$33,624 subject to an annual increase of 3%.
4. Approve a lease agreement with American Maritime Services of N.J., Inc. dba Integrated Industries Corp., for approximately 6.21 acres of improved property and an approximately .243 acre non-exclusive access road at Barbours Cut Terminal, effective no earlier than October 1, 2018, for a three-year term, with an additional five year extension upon mutual agreement, at an annual rental of \$266,023, subject to an annual increase of the greater of 3% or the increase in the Consumer Price Index.
5. Approve an access license agreement with the Harris County Toll Road Authority for approximately 1.84 acres at the Beltway 8 property, effective no earlier than October 1, 2018, for a ten-year term.
6. Ratify a month-to-month lease with Apollo Environmental Strategies, Inc. for approximately one acre out of Block 7 at Spilman Island commencing November 1, 2018.
7. Ratify a month-to-month lease with Scohil Construction Services, LLC for approximately 2.2 acres out of Block 19 of Harrisburg, Harris County, Texas, Lots 1 thru 12 and 13 thru 24, commencing October 1, 2018.

I. FINANCE

Authority to Obtain Bids, Proposals, or Qualifications

1. Authorize advertisement and receipt of responses for nineteen formal procurements.
 - (a) Request for competitive sealed bids for a two-year contract for purchase of traffic paint for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal
 - (b) Request for competitive sealed bids utilizing job orders for the annual concrete replacement at Turning Basin Terminal in 2019
 - (c) Request for competitive sealed bids utilizing job orders for the annual pavement replacement at Barbours Cut and Bayport Container Terminals in 2019
 - (d) Request for competitive sealed bids for the annual fender system maintenance at Barbours Cut Terminal and Bayport Container Terminal in 2019
 - (e) Request for competitive sealed bids for a two-year contract for purchase of unleaded gasoline and ultra-low sulfur diesel fuel for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal

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- (f) Request for competitive sealed proposals for the rehabilitation of Container Yard 1 North and Container Yard 2 North at Barbours Cut Terminal
 - (g) Request for competitive sealed proposals for the relocation of communications infrastructure along Peninsula Boulevard at Jacintoport Terminal
 - (h) Request for competitive sealed proposals utilizing job orders for the annual wharf crane and rubber tire gantry crane painting at Barbours Cut and Bayport Container Terminals in 2019
 - (i) Request for competitive sealed proposals to remodel the gate services building for the U.S. Department of Agriculture at Bayport Container Terminal
 - (j) Request for competitive sealed proposals for gate interchange tickets for Barbours Cut Terminal and Bayport Container Terminal
 - (k) Request for competitive sealed proposals for West Clinton placement area ditching
 - (l) Request for competitive sealed proposals for an automated electronic accounts payable processing solution
 - (m) Request for proposals for Port Authority's Property and Casualty insurance program, including workers' compensation, marine, property, terrorism, equipment, liability (general, auto, public officials, and environmental), business interruption, and such other policies deemed necessary or advisable
 - (n) Request for proposals for temporary employment firms to supply up to six contract employees to assist in the migration of archived engineering data into the central records system
 - (o) Request for proposals for security cameras, and video management software and analytics
 - (p) Request for qualifications for the development of a Corrosion Management Program including a Facility Inspection and Conditioning Assessment Program manual and field data collection
 - (q) Request for qualifications for the development of an Electrical and Communications Program including a Facility Inspection and Conditioning Assessment Program manual and field data collection
 - (r) Request for qualifications for the design for the rehabilitation of Wharves 4 and 5 at Bayport Container Terminal
 - (s) Request for qualifications to perform construction material testing services during the rehabilitation of Container Yard 1 North and Container Yard 2 North at Barbours Cut Terminal
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General

2. Authorize the Port Authority to enter into a Master Intergovernmental Cooperative Purchasing Agreement with the National Intergovernmental Purchasing Alliance Company to join its cooperative purchasing program.
3. Adopt an amended investment policy for the Port Authority Restated Retirement Plan.
4. Adopt an amended investment policy for the Port Authority's irrevocable trust established for other post- employment benefits.
5. Approve changes to the Port Authority's Deferred Compensation 457(b) Plan and Defined Contribution 401(a) Plan, including amendments to the current agreements with Nationwide Retirement Solutions, Inc. and its affiliates, and delegating authority to staff to implement a new investment menu for the plans.

J. PORT SECURITY AND EMERGENCY OPERATIONS

Awards, Amendments & Change Orders

1. Rescind the prior award to BEARCOM Wireless, and award the purchase and installation of a Broadband Antenna Tracking System to Comprehensive Communication Services, using the Texas Department of Information Resources cooperative purchasing program, in an amount not to exceed \$96,000, with an estimated net cost to the Port Authority after Federal Emergency Management Agency Port Security Grant reimbursement, of \$24,000 (25% of total cost)
2. Enter into an Intergovernmental Agreement with the City of Morgan's Point for security services for one year in an amount not to exceed \$24,720.

K. INFRASTRUCTURE

Reject & Other Actions

1. Reject and re-advertise for competitive sealed proposals for the renovation of the Executive Office Building at Turning Basin Terminal.
2. Reject and re-advertise for competitive sealed proposals for the rehabilitation of Wharf 3 at Barbours Cut Terminal and include the construction of electrical and telecommunications infrastructure at Container Yards 4, 5, and 6 at Barbours Cut Terminal.

Awards, Amendments & Change Orders

3. Approve staff's ranking of vendors and award a professional services contract in the amount not to exceed \$800,000 to perform construction material testing services during the construction of Container Yard 7 at Bayport Container Terminal to the top-ranked proposer – first, Terracon Consultants, Inc.; second, Aviles Engineering Corporation; and third, HVJ Associates, Inc.
4. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$5,932,558, to plan and design the construction of the East End at Bayport Container Terminal to the top- ranked proposers: staff ranking – first, Lockwood, Andrews & Newnam, Inc.; second, RPS Group, Inc.; and third, TSC Engineering.

5. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$850,290 for analysis and design for rehabilitation and repair of Wharf 2 at Manchester Terminal to the top- ranked proposers: staff ranking – first, Dannenbaum Engineering Corporation; second, CH2M Hill Engineers, Inc.; and third, BergerABAM.
6. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$13,559,761 to construct a rail spur at Bayport Container Terminal to the top-ranked proposer: staff ranking – first, Fused Industries, Ltd.; and second, McCarthy Building Companies, Inc.
7. Amend the professional services contract with Lockwood, Andrews & Newnam, Inc. to perform construction phase services for the construction of rail spur at Bayport Container Terminal in an amount not to exceed \$155,036.
8. Award a construction contract to Forde Construction Company, Inc. to repair the deck and backup pavement at Wharf Nos. 1, 2, and 3 at Jacintoport Terminal in an amount not to exceed \$398,895.
9. Authorize an interlocal agreement with Texas Commission on Environmental Quality to receive grant funding, in an amount not to exceed \$500,000, under the Port Authority Studies and Pilot Program, not obligating the Port Authority to provide matching funds.
10. Authorize an agreement with ExxonMobil Pipeline Company to provide inspection and oversight work associated with the Praxair, Inc. pipeline corridor relocation at Bayport Container Terminal in amount not to exceed \$250,000.

General

11. Approve for filing in the public records a restrictive covenant for groundwater maintenance and monitoring on 545.69 acres of Port Authority property located at Beltway 8 and Jacintoport Boulevard, as required by the Texas Commission on Environmental Quality.
12. Enter into month-to-month lease agreements with 2Plus of Texas, Inc. dba STAR to lease vans under the Houston-Galveston Area Council METROVan Program for an additional one year period.

Permits/Licenses/Pipeline Easements

13. Issue a marine construction permit to Texas Lehigh Cement Company, L.P. to construct a dock facility along the Houston Ship Channel in Houston.
14. Issue a pipeline license to Magellan Crude Oil Pipeline Company, L.P. for one 20-inch refined petroleum products pipeline under and across Northside Mainline railroad right-of-way and Clinton and Seymore tracks in Galena Park.
15. Amend a pipeline license to Targa Downstream LLC to add two 6-inch natural gas liquids pipelines across a portion of Southside Mainline railroad right-of-way in Pasadena.
16. Amend pipeline licenses to both ExxonMobil Pipeline Company and Air Products LLC to relocate their respective pipelines, at Port Terminal Railroad Association's request, along the Southside Mainline railroad right-of-way in Pasadena.

L. OPERATIONS

Reject & Other Actions

1. Reject the bid and authorize the re-advertisement for competitive sealed bids for purchase of one 50,000- lb. vehicle lift for Bayport Container Terminal.

Awards, Amendments & Change Orders

2. Approve staff's ranking of vendors and award a two-year contract in an amount not to exceed \$505,000 for purchase of structural inspection services for seventeen wharf cranes at Barbours Cut Terminal and Bayport Container Terminal to the top-ranked proposer: staff ranking – first, World International Testing, Inc.; second, Alatas Americas, Inc.; and third, Dunham Engineering, Inc.

3. Approve staff's ranking of vendors and award a two-year contract in an amount not to exceed \$200,000 for purchase of replacement and spare parts for Kalmar Ottawa yard tractors at Barbours Cut Terminal and Bayport Container Terminal to the top-ranked bidder: staff ranking – first, Yard Mule Specialists, Inc.; and second, Marine Tekno Services LLC.

4. Award a two-year contract to Power Line Solutions, Inc. to perform electrical repair services to high mast poles at Bayport Container Terminal in an amount not to exceed \$150,000.

5. Award a two-year service contract to Kempco Inspections Services, Inc. to perform occupational and safety inspection services for equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$300,000.

6. Award a contract to Cargotec CHS PTE., Ltd., Bromma for purchase of four telescopic spreader bars and one over-height attachment for Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$846,377.

7. Rescind the prior award of a three-year contract for purchase of miscellaneous electrical cables for wharf and RTG cranes at Barbours Cut Terminal and Bayport Container Terminal awarded to Anixter, Inc. and award a two-year contract to Anixter, Inc. for purchase of miscellaneous electrical cables for wharf and RTG cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$1,000,000.

8. Issue a purchase order to Associated Supply Company for purchase of one Global Model M3 street sweeper for Bayport Container Terminal, using Houston-Galveston Area Council's cooperative purchase program, in an amount not to exceed \$204,428.

9. Issue a purchase order to Aries Building Systems, LLC for purchase of a modular office space for Central Stores, using Harris County Department of Education's Choice Partners, a cooperative purchase program, in an amount not to exceed \$67,305.

10. Authorize payment to Navis LLC for support services in execution of a version upgrade to the Navis Marine Terminal Management Software System for Barbours Cut Container Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$140,880.

11. Issue a purchase order to Netsync Network Solutions, Inc. for purchase of software licenses and computer hardware to support the upcoming Navis N4 upgrade, using the Texas Department of Information Resources, cooperative purchase program, in an amount not to exceed \$200,000.

12. Approve a change order to Texas Air Systems for monthly rental of 50-ton air-cooled chiller units for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$50,650.

13. Approve a change order to A.J. Hurt, Jr. Inc. dba Reladyne for purchase of unleaded gasoline and ultra- low sulfur diesel for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in the amount of \$1,200,000.

General

14. Amend Port Authority Tariff Nos. 14 and 15 to implement rules for container draying services between Barbours Cut Terminal rail ramp and the Bayport Container Terminal, and the applicable rates for such new service, effective October 1, 2018.

M. PEOPLE

Awards, Amendments & Change Orders

1. Authorize renewal of the agreement with Aetna Life Insurance Company for group Medicare Advantage medical insurance for the Port Authority's Medicare-eligible retirees and dependents to include coverage for calendar year 2019 in an amount not to exceed \$902,944.

2. Authorize amendment of the agreement with Aetna Life Insurance Company to provide professional third- party administration services for the Port Authority's group medical self-funded insurance program for active employees, retirees who are not Medicare-eligible, and dependents, for calendar year 2019 in an amount not to exceed \$136,541.28.

3. Authorize renewal of group insurance agreements with the following carriers to include coverage for calendar year 2019 in a total amount not to exceed \$1,206,758: (a) Aetna Life Insurance Company, for dental coverage; (b) Ameritas Life Insurance Corp., for vision coverage; (c) Minnesota Life Insurance Company, for basic life coverage; (d) Minnesota Life Insurance Company, for voluntary life coverage; (e) Minnesota Life Insurance Company, for accidental death and dismemberment coverage; and (f) Aetna Life Insurance Company, for long term disability coverage.

4. Amend the agreement with ProView Advanced Solutions, Inc., dba ProView, to extend the term for one year through December 31, 2019, for employee and retiree benefits and payroll integration services in an amount not to exceed \$81,181.

N. TECHNOLOGY

Awards, Amendments & Change Orders

1. Issue a purchase order to AT&T Wireless for purchase of wireless voice and data (LTE) services, using Texas Department of Information Resources' cooperative purchase program, in an amount not to exceed \$520,000 through December 31, 2023.

2. Issue a purchase order to Verizon Wireless for purchase of wireless voice and data (LTE) services, using Texas Department of Information Resources' cooperative purchase program, in an amount not to exceed \$520,000 through December 31, 2023.

3. Issue a purchase order to Netsync Network Solutions, Inc. for purchase of consulting services, software licenses, and computer hardware to create a Virtual Desktop Infrastructure environment at the new Disaster Recovery Site, using Texas Department of Information Resources' cooperative purchase program, in an amount not to exceed \$125,000.

O. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultations regarding (i) the Industrial District Agreement and Water Supply Agreement with the City of Pasadena, Texas, and (ii) proposed amendment to the agreement for legal services with Andrews Myers PC

2. Real Estate (Section 551.072, Texas Open Meetings Act), including deliberations regarding disposition of Turning Basin Terminal vicinity properties

3. Economic Development Negotiations or Incentives (Section 551.087, Texas Open Meetings Act)

4. Employment and Evaluation of Public Employees (Section 551.074, Texas Open Meetings Act), including deliberations regarding public employees

5. Security-Related Matters (Sections 418.175-418.183 of the Texas Government Code, and Section 551.076, Texas Open Meetings Act)

6. Adjourn Executive Session

P. RECONVENE OPEN MEETING

1. Announce any items from Executive Session requiring Port Commission action

Q. ADJOURN MEETING

1. Next Meeting Requested - October 30, 2018

2. Adjourn Port Commission Meeting